



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JUNE 16, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	David Clinton	Ted Barnes	Tina Moon
Susan Poulton	Hathaway Pendergrass	Jack Smyre	Jane Tuohey
Tom Tiemann	Blake Rosser	LeAnn Brown	
Heather Hunt		Ellis Coleman	
Andrew Whittemore			
Braxton Foushee			

Board Liaison: Damon Seils

Absent/Excused: Andy Cohen

Catherine Adamson opened the meeting at 7:40.

I. AGENDA ADJUSTMENTS

Adamson changed the order in the Other Matters so first they would discuss the Concept Plan for 107 E. Main Street followed by the Proposed Rezoning and LUO Text Amendment for Lloyd Farm then the Update and Next Steps for the Planning Month Activities.

II. APPROVAL OF MINUTES

June 2, 2106

Foushee moved to approve the minutes, Pendergrass seconded the motion. VOTE: AYES (9) Adamson, Tiemann, Whittemore, Foushee, Poulton, Hunt, Pendergrass, Clinton, Rosser; NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Cohen.
The June 2, 2016 Planning Board minutes were approved.

III. OTHER MATTERS

A) Concept Plan for 107 E. Main Street

Adamson read the draft comments prepared from the Planning Board's previous discussion. Planning Board members did not have any new comments so Foushee made a motion to forward the comments to the applicant, Poulton seconded the motion. Moon said that she will put the comments on formal letterhead and give the finished product to Adamson to sign. VOTE: AYES (9) Adamson, Tiemann, Whittemore, Foushee, Poulton, Hunt, Pendergrass, Clinton, Rosser; NOES (0); ABSTENTIONS (0); ABSENT/EXCUSED (1) Cohen.

B) Proposed Rezoning and LUO Text Amendment for Lloyd Farm on Old Fayetteville Road

Planning Board members asked Moon to show the proposed rezoning site plan on the overhead. Moon explained the handouts that she distributed: a staff report, an email of comments she had received from Ted Barnes, the applicant's formal response to the CUP concept plan and the draft comments that she had received from Pendergrass summarizing the Planning Board's discussion at the last meeting and follow-up comments. Members then began to discuss the project, including a suggestion from Clinton to reverse (flip) the Harris Teeter supermarket and the 2 buildings across from it. Ted Barnes from Argus Development Group said that the neighbors had expressed a desire for the supermarket to face towards the inside of the whole project as opposed to facing Old Fayetteville Road.

Many other topics were talked about including greenspace, the boundary around the outside of the property, more central open space, parking for the cottages and the size and cost of the cottages and what type of care will the assisted living have. Ellis Coleman, the developer for the residential component of the project stated that he anticipates that they would bring in a partner to operate the healthcare component of the independent senior living complex. They are talking to local healthcare and CCRC and UNC. CCRC can do partnerships with independent facilities but first it would be a matter of for example doctors from possibly UNC coming in.

Pendergrass mentioned a common theme from the comments that he had received concerning affordable housing. Coleman said that this project would serve the middle class retiree, the 200 units would be rented as opposed to the cottages that are proposed to be sold. He imagined that a person would have sold their home and would then move in to Lloyd Farm either to rent or buy. It was then mentioned if some could be set aside for people who aren't seniors (over the age of 55). Coleman said there is a zoning tool for marketing and as long as the HOPA restriction isn't put in place, younger people could certainly move in, although they really expect that the average age of a person moving to the apartments will be approximately 75. The cottages will be two-story duplexes and they predict that they will sell in the mid \$200,000s. The units would rent for approximately \$2,300 per month, all inclusive, including a meal plan program. Moon explained that affordable housing is not a requirement but rather a Town policy.

LeAnn Brown, their Attorney, said they have proposed a Payment in Lieu, of providing affordable housing, of \$743,000. This money will go for specific purposes relating to affordable housing; the Town of Carrboro will hold on to this money in a separate account for this purpose only.

At this point, members discussed and decided which conditions and comments they would definitely want and which would enable them to vote in favor of this project.

Voting for Conditional Rezoning to B-4-CZ

1
2 Motion was made by Tiemann and seconded by Clinton that the Planning Board
3 recommends the Board of Aldermen approve the draft ordinance with the following
4 conditions and comments:
5

6 The Planning Board appreciates Applicants' efforts during a long design process.
7 When considering proposed projects we experience healthy tension between the
8 desire for increased density, affordable housing, and commercial tax base, and the
9 need to preserve open space and existing neighborhoods.
10

11 This project will add non-residential tax base in Carrboro, and cement the intersection
12 of Main Street and NC Hwy 54 as a commercial zone.
13

14 The current plan does a good job of preserving open space and stands of mature trees
15 by clustering the buildings and parking on one side of the lot. Keeping the trees and
16 open space at the corner of Hwy 54 and Old Fayetteville also helps make a pleasant
17 gateway to Carrboro. The Planning Board would support further clustering or
18 increases in commercial square footage by using multi-story buildings along Hwy 54.
19 The positive impact of the open spaces could be further improved by grouping them
20 rather than separating them by buildings. The applicant should consider periodic use
21 of the parking lot at non-peak hours for community gatherings like music
22 performances or markets.
23

24 The Board strongly suggests that the final plan reverse the positions of the grocery
25 store and the buildings facing it. The intent is to reinforce a residential buffer. It
26 would also serve to decrease the distance between the grocery store and the senior
27 housing.
28

29 The rezoning should include conditions regarding architectural standards, including
30 uniformity of materials and setback of taller buildings in proximity to residential
31 areas, which mirror the Downtown Districts. The conditions suggested by the
32 Applicants should also be included; however condition #1 should be amended to
33 reflect the change in positions of the grocery store and the facing retail buildings.
34

35 The Board recognizes the need for senior housing in Carrboro, but is disappointed
36 with the lack of affordable or workforce housing. We would like to see some of the
37 senior residences made available at workforce rates. A payment-in-lieu should be
38 required as a condition of the rezoning.
39

40 We greatly appreciate the extensive internal sidewalks and bike paths provided, as
41 well as the walking and biking connections to nearby residential areas. We encourage
42 the Board of Aldermen to have further discussions with the Chapel Hill Transit
43 Authority about the need to adopt routes that encourage transit-oriented development.
44

VOTE: AYES: (7) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton; NOES: (2) Foushee, Rosser; ABSENT/EXCUSED: (1) Cohen; ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Tiemann and seconded by Clinton that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with Carrboro Vision 2020, particularly the following provisions:

2.0 DEVELOPMENT

Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

2.5 Balanced and Controlled Growth

2.52 The town should continue to require the construction of a diverse housing stock.

3.0 ECONOMIC DEVELOPMENT

With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town.

3.1 Nature of Development

In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

3.3 New Commercial Growth

Opportunities for new commercial growth exist primarily in four areas: downtown, across from the Carrboro Plaza Shopping Center, within the commercial core of a village mixed-use development, and within new office/assembly conditional use developments. The latter two options are most obviously appropriate in the transition area, but may be approved throughout the town's jurisdiction.

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

4.5 New Development

4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.

4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

6.1 Housing for a Diverse Population

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE: AYES: (7) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton; NOES: (2) Foushee, Rosser; ABSENT/EXCUSED: (1) Cohen; ABSTENTIONS: (0)

Voting for Draft Ordinance for Proposed Text Amendments to the LUO

Motion was made by Poulton and seconded by Tiemann that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

VOTE: AYES: (7) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton; NOES: (2) Foushee, Rosser; ABSENT/EXCUSED: (1) Cohen; ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Poulton and seconded by Whittemore that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions:

2.5 Balanced and Controlled Growth

2.52 The town should continue to require the construction of a diverse housing stock.

3.3 New Commercial Growth

3.312 All shopping centers should be connected to residential areas with increased pedestrian access.

4.5 New Development

4.51 The town should continue to require developers to install sidewalks and bicycle paths in new developments.

4.52 New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

6.1 Housing for a Diverse Population

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.16 With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it links the potential for mixed-use development and more diverse housing options as part of conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE: AYES: (7) Adamson, Tiemann, Whittemore, Poulton, Hunt, Pendergrass, Clinton; NOES: (2) Foushee, Rosser; ABSENT/EXCUSED: (1) Cohen; ABSTENTIONS: (0)

C) Planning Month Activities

Whittemore read through the top 5 suggestions for walkable tours and members picked 3 from the list. Some names were suggested as possible experts who could guide the tours or give advice. Whittemore said that he will contact them and ask if they would be interested.

V. ADJOURNMENT

Tiemann motioned to adjourn the meeting; Poulton seconded the motion. The June 16, 2016 Planning Board meeting adjourned at 10:00 pm.